



TYSSEN ROAD, LONDON, N16
£1,200,000 FREEHOLD

**A WONDERFUL, THREE BDROOM PLUS STUDY
 FAMILY HOME SITUATED IN STOKE
 NEWINGTON, N16.**

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DESCRIPTION:

A substantial, three double bedroom plus study, freehold house situated moments from Stoke Newington High Street, N16. Standing at an impressive 1786 sqft, accommodation consists of a wonderfully bright, double reception room, large eat-in kitchen with direct access to a fantastic, south facing rear garden. A 330 sqft basement can be access from the ground floor which offers potential to develop STPP. The first floor consists of two well-proportioned double bedrooms, a family sized bathroom and separate wc. The third floor and loft has been cleverly designed to create a study area, bedroom and extra wc.

Tyssen Road, situated conveniently off the Stoke Newington High Street is enviously located in close proximity to the ever popular Stoke Newington Church Street, not to mention Stoke Newington Common and Abney Park while the local Northwold School has achieved 'Outstanding' status. Transport links can be found equally as easily with Stoke Newington, Rectory Road and Clapton Stations all close by.

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Tyssen Road, N16

Approx. Gross Internal Floor Area 1786 sq. ft / 165.98 sq. m (Including Restricted Height Area & Eaves)


Approx. Gross Internal Floor Area 1649 sq. ft / 153.21 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-28)	F	50	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
			

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